

JellisCraig

MELBOURNE

Suburb Report

Know your neighbourhood.



MELBOURNE SUBURB REPORT

Median Unit Price*

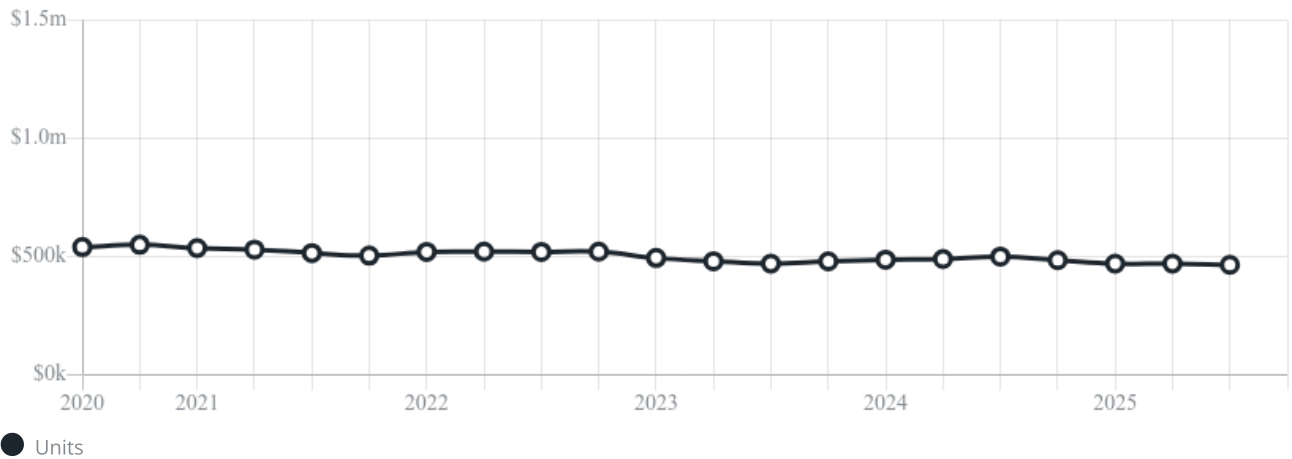
Median

\$465k

Quarterly Price Change

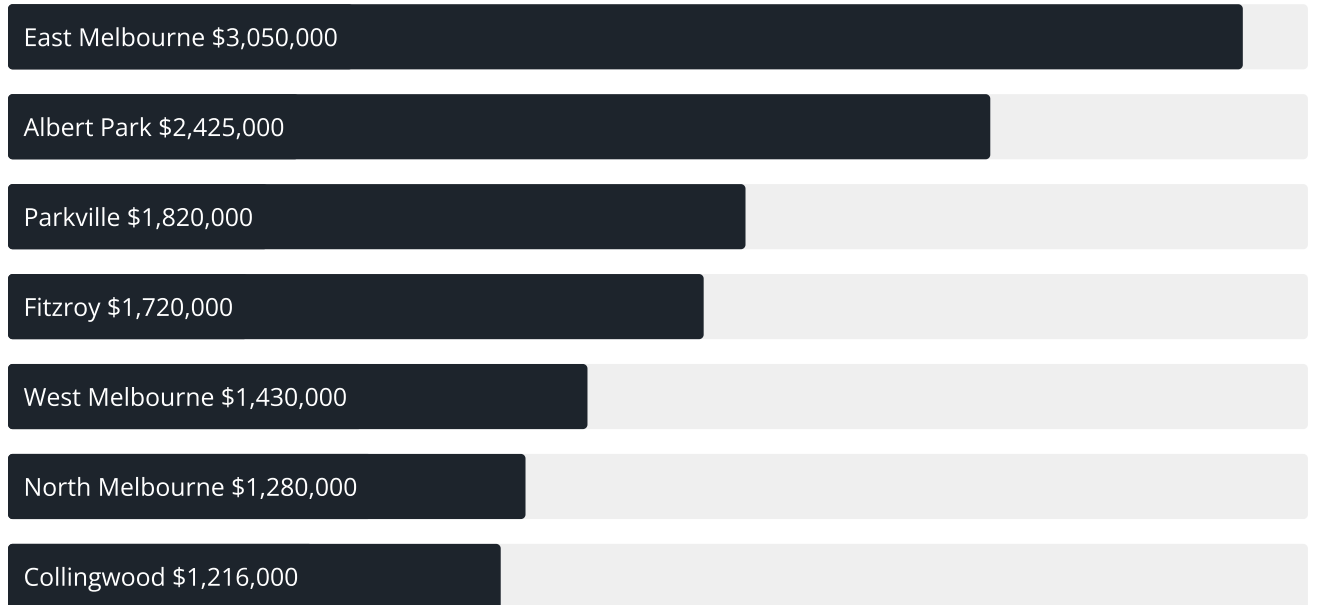
-1.06%↓

Quarterly Price Change*

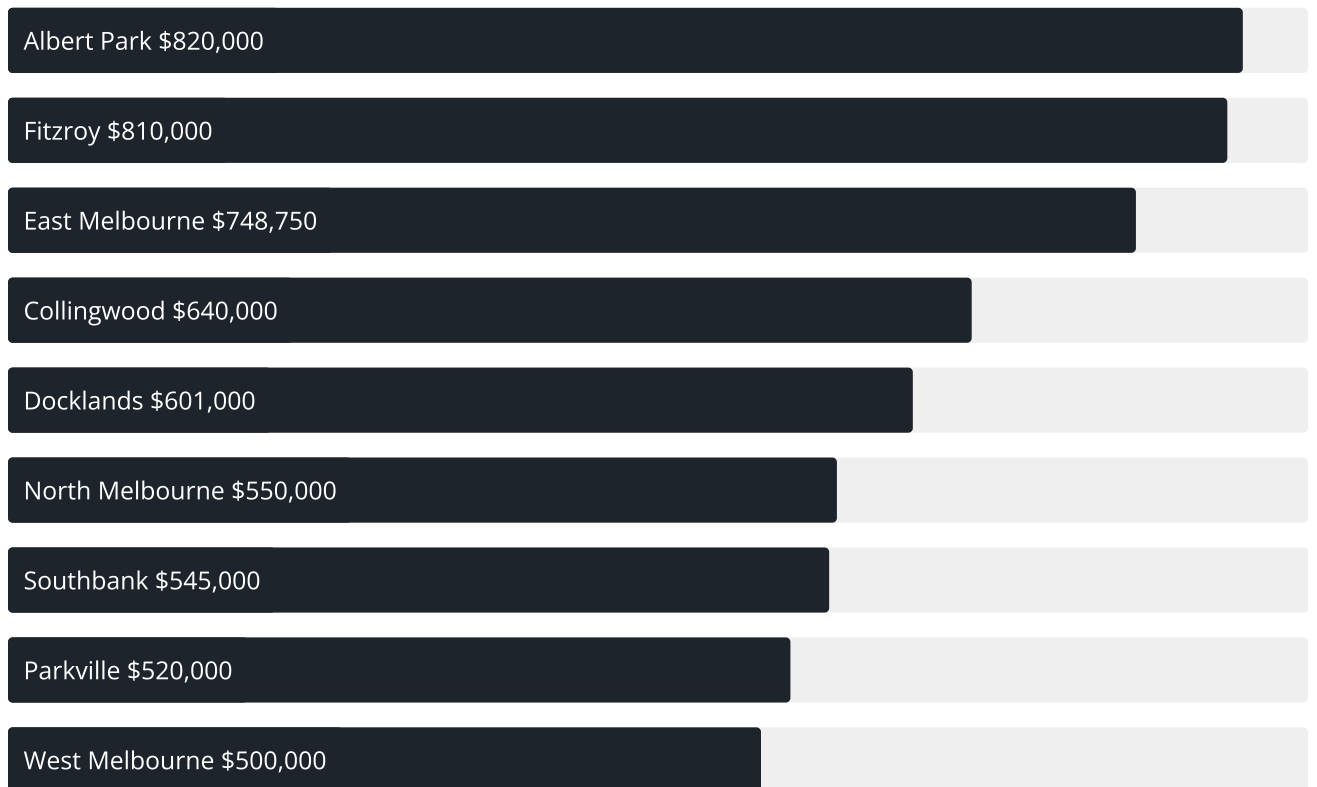


MELBOURNE SUBURB REPORT

Median House Sale Price^{*}



Median Unit Sale Price^{*}



MELBOURNE SUBURB REPORT

Sale Method*



Auction 2%
Private 98%

Auction Clearance Rate*

61.54%

Median Days on Market^

40 days

Average Hold Period*

7.7 years

Dwelling Type^



Houses 0% Units 100%

Ownership^



Owned Outright 14% Mortgaged 15% Rented 71%

Population^

54,941

Median Asking Rent per week*

\$650

Population Growth^

16.19%

Rental Yield*

2.68%

Median Age^

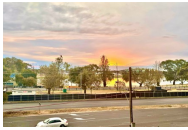
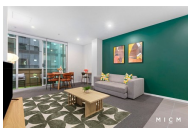
29 years

Median Household Size^

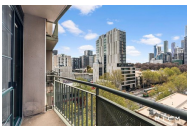
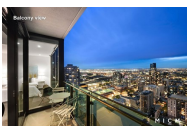
1.7 people

MELBOURNE SUBURB REPORT

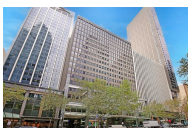
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 1406/5 Sutherland St Melbourne	2	Apartment	\$468,000	31 Oct 2025
 203/77 Queens Rd Melbourne	3	Apartment	\$695,000	30 Oct 2025
 5408/500 Elizabeth St Melbourne	1	Apartment	\$305,000	30 Oct 2025
 3205/135 Abeckett St Melbourne	1	Apartment	\$372,000	29 Oct 2025
 1033/572 St Kilda Rd Melbourne	1	Apartment	\$185,000	29 Oct 2025
 803/7 Katherine Pl Melbourne	1	Apartment	\$330,000	29 Oct 2025
 609/25 Wills St Melbourne	1	Apartment	\$370,000	28 Oct 2025
 4006/568 Collins St Melbourne	1	Apartment	\$332,000	28 Oct 2025
 7106/462 Elizabeth St Melbourne	3	Apartment	\$810,000	28 Oct 2025
 210/639 Little Bourke St Melbourne	1	Apartment	\$385,000	28 Oct 2025

MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1212/12 Queens Rd Melbourne	2	Apartment	\$523,000	28 Oct 2025
 1407/1 William St Melbourne	1	Apartment	\$337,500	28 Oct 2025
 16/628 St Kilda Rd Melbourne	3	Apartment	\$887,000	28 Oct 2025
 303/15 Queens Rd Melbourne	3	Apartment	\$780,000	27 Oct 2025
 305/39 Queen St Melbourne	2	Apartment	\$470,000	27 Oct 2025
 601/263 Franklin St Melbourne	2	Apartment	\$385,000	24 Oct 2025
 314/499 St Kilda Rd Melbourne	2	Apartment	\$820,000	24 Oct 2025
 811/585 La Trobe St Melbourne	2	Apartment	\$258,000	24 Oct 2025
 508/565 Flinders St Melbourne	2	Apartment	\$450,000	24 Oct 2025
 3415/601 Little Lonsdale St Melbourne	2	Apartment	\$678,000	23 Oct 2025

MELBOURNE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1202/60 Market St Melbourne	1	Apartment	\$195,000	23 Oct 2025
 1104/77 Queens Rd Melbourne	2	Apartment	\$660,000	23 Oct 2025
 302/135 Abeckett St Melbourne	2	Apartment	\$450,000	22 Oct 2025
 26/283 Spring St Melbourne	2	Apartment	\$710,000	22 Oct 2025
 948/139 Lonsdale St Melbourne	2	Apartment	\$293,000	22 Oct 2025
 801/55 Queens Rd Melbourne	2	Apartment	\$925,000	22 Oct 2025
 101B/11-17 Cohen Pl Melbourne	1	Apartment	\$230,000	21 Oct 2025
 711/480 Collins St Melbourne	1	Apartment	\$217,000	21 Oct 2025
 408/26 Queens Rd Melbourne	2	Apartment	\$718,888	20 Oct 2025
 4407/38 Rose La Melbourne	2	Apartment	\$530,000	20 Oct 2025



Richmond Office
57-59 Bridge Road, Richmond
03 9428 3333

jellisraig.com.au

Data is current as of PDF generation date 01/11/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.